



Londis Tregony

Ref: 3217119

61 Fore Street, Tregony, Cornwall, TR2 5RW

Freehold: £750,000

Turnover £609,000

Weekly sales £12k huge potential to increase

Immaculate 3 bedroom accommodation

Post Office

Completely refurbished

Located in idyllic touristic location. Energy Rating C



Location

Tregony is a popular tourist location off the A390 between St Austell and Truro in Cornwall.

The immediate village has a population of around 1000 but the business draws from the wider surrounding area which has many rural homes and holiday cottages.

This Londis is located in the centre of this quaint but well-resourced village which is known as the 'Gateway to the Roseland' and lies on the River Fal.

Within the village is a sports and social club and two churches. Also, a primary and secondary school, doctors surgery, dentist and public house. The village is easily accessible from the A390 and can be found between St Austell and Truro which offers huge potential to expand the passing trade.

The Opportunity

This a fantastic opportunity for someone to make a lifestyle change to a beautiful part of the country or purchase a well run store with a great team already in place.

The current owners have run the business for a number of years now, supplying commuters and locals with a wide range of goods and produce.

Business is derived from traditional convenience sales including tobacco, alcohol, fresh and chilled foods, ambient grocery products, confectionery and soft drinks.

There is consistent local trade as well as fantastic seasonal tourism trade, there is also huge potential for an experienced operator to increase the turnover.

Fixtures & Fittings

We are advised that all fixtures and fittings are to be included within the sale.



Owner's Accommodation

The accommodation can be found above the store, with a private entrance at the rear, along with private parking.

This immaculate and refurbished flat is comprised of a new refitted kitchen, a separate living room, two double bedrooms and one single bedroom and the bathroom. There is a private terrace with seating that overlooks the rear with views.

The accommodation is ideal for either a rental, as added income or for the owner operator or to use as their own.



Description

The property is set back from the pavement and benefits from significant window frontage, which would be ideal for displays and advertising. There is ample customer parking at the front, and you will find parking for the accommodation at the rear.

The ground floor of the premises boasts a large retail sales area, which is offered in good condition and above you will find the three bedroom accommodation. The store and accommodation has been newly refurbished throughout.

Internal Details

Londis, Tregony has a single front door with a large window frontage, which is ideal for displays or advertising.

The store is well fitted and in good condition throughout, also equipped with adjustable display shelving.

The service counter, found to the right as you enter the store, has two till positions offering lottery and tobacco products.

Internally you will find chest freezers, display chillers and further freezers.

There are a number of other display units, plus a seasonal display area along with confectionery and food-to-go.

A large storage area, and staff w.c. can be found at the rear of the property. Deliveries are made to the front of the store.



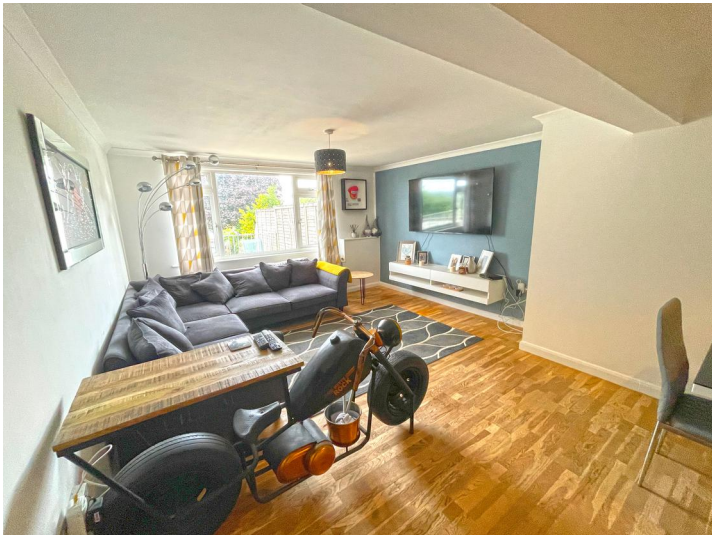


External Details

At the front of the store is on road parking for customers and at the rear you will find private access to the flat above and parking for the accommodation.

Trading Information

Full management accounts ending October 2021 show an annual turnover of £609,376 and a gross profit of £176,576.



Staff

The business is currently run with five members of staff working between 20 to 30 hours who will be transferred over with TUPE.

Trading Hours

Monday - Friday 7.30am to 8pm, Saturday 8am–8pm, Sunday 9am–7pm

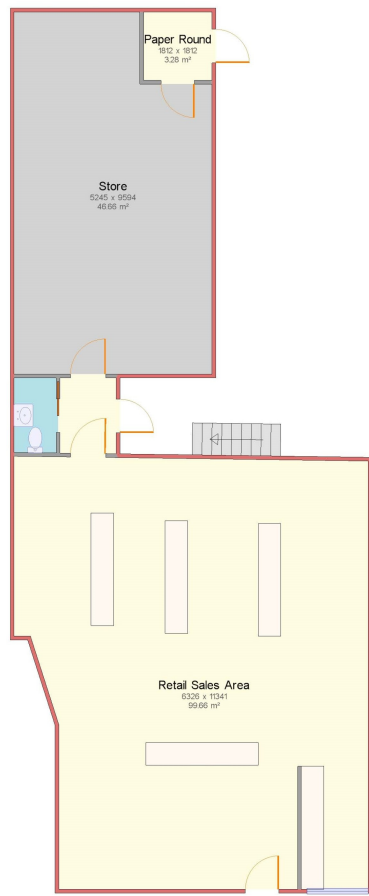
Tenure

The business is being sold on a freehold basis.

Business Rates

The owner is currently paying £519 per annum





Ground Floor



1st Floor



Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.



For full information on Christie Insurance please call 03330 107189

Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

Joe Brayne
Business Agent Retail
M:+44 7548 705 664
E:joe.brayne@christie.com
Bristol

These particulars are a general guide to the property and are not to be relied on as statements or representations of fact. Purchasers should instruct professional advisers and rely on their own searches, enquiries and inspections regarding the property and any associated business. Neither Christie & Co nor any employee is authorised to give any representation or warranty regarding the property. Christie & Co for itself and for its client gives notice that: (a) these particulars are made without responsibility on the part of Christie & Co or the client and do not constitute any part of an offer or contract; (b) Christie & Co has not conducted a detailed survey or tested services, appliances or fittings; and (c) any dimensions, floor plans and photographs provided are for indicative purposes only. August 2022